

LAND DEVELOPMENT COMMITTEE

June 10, 2015

Present: X Thomas M. Ryan, Chairman, Mercer County Planning Board
 X Bill Agress, Vice-Chairman, Mercer County Planning Board
 X Donna Lewis, Planning Director, Mercer County Planning Division
 X Greg Sandusky, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Site Plan Amendment MC #15-404	Christina Seix Academy	Ewing Township & City of Trenton 1550 Stuyvesant Avenue Block 322, Lots 6, 78 & 79 Block 36402, Lot 1
<u>Approved:</u> Amendment to approved application #10-404. This approval included 8 residential cottages and 4 faculty residences; the applicant intends to reconfigure and consolidate the residential cottages into 2 larger cottages and modify 2 of the faculty residences.		
2. Minor Subdivision MC #15-203	Sternberg Corner	Hopewell Twp. & Pennington Borough 2635 Pennington Road Block 68, Lot 4 & Block 908, Lot 1
<u>Approved with conditions:</u> Subdivision of an existing 1.81(ac) lot with existing dwelling and structures located in both Hopewell Twp. & Pennington Borough into two (2) new lots. Lot 4.01 with dwelling = 1.186(ac) & Lot 4.02 proposed new dwelling = 0.609(ac).		
3. Site Plan MC #15-105	70 Culbertson Avenue	City of Trenton 70 Culbertson Avenue Block 14104, Lot 1 Block 14107, Lot 1
<u>Approved with conditions:</u> Renovation of existing vacant industrial building to a 65 unit apartment building & reconstruction of existing vacant lot to a 72 space parking lot.		
4. Site Plan MC #15-903	Mercedes-Benz USA, LLC (Phases II & III)	Robbinsville Township New Canton Way Block 41, Lot 35
<u>Approved:</u> The applicant is requesting Final Approval for amended Phase II for construction of a 156,688 (sf) addition to the existing building which received preliminary approval in Mercer County application #03-903 and Preliminary Approval for a new Phase III for a building addition of 628,686 (sf) to be completed at a later date. This project was approved under application #03-903 for a warehouse/office building Phases I & II totaling 1,242,713(sf) on a 68.676(ac) site with 589 parking spaces.		
5. Site Plan MC #15-405	Domestic Church Media Foundation	Ewing Township 218 Ewingville Road Block 105, Lot 9.47
<u>Approved with conditions:</u> Construction of a 129 ft.high radio tower.		

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6. Minor Subdivision MC #15-604	Joanne Elliott	Hamilton Township 448 Yardville-Allentown Rd. Block 2694, Lots 8 & 9
<u>Approved with conditions:</u> Lot line adjustment to create two (2) new lots. Lot 9.01 with an existing dwelling = 12,102(sf) & Lot 9.02 with proposed dwelling = 14,304.5(sf).		
7. Minor Subdivision MC #15-305	Blumenthal Minor Subdivision	Princeton 227 Ridgeview Road Block 501, Lot 14
<u>Approved:</u> Subdivision of a 15.391(ac) lot with existing dwelling into two (2) new lots. New lot 14.01 with dwelling = 4.395(ac) & New lot 14.02 to be dedicated for Open Space = 10.996(ac).		
8. Site Plan MC #15-202	C.M. DiCocco	Hopewell Township 62 Route 31 North Block 49, Lot 7
<u>Approved with conditions:</u> Conversion of an existing garage & office space into an automobile repair facility & the construction of additional garage area with 50 parking spaces.		

* The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.